

013.A

0008

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

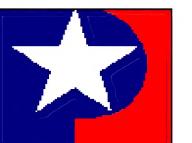
776,800 / 776,800

USE VALUE:

776,800 / 776,800

ASSESSED:

776,800 / 776,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PARKER ST, ARLINGTON

OWNERSHIP

Unit #:	24
---------	----

Owner 1: YAN JIAJU

Owner 2: ZHU HONG

Owner 3:

Street 1: 24 PARKER ST #24

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCNIEFF SEAN P & BRITT E -

Owner 2: -

Street 1: 24 PARKER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Asbestos Exterior and 1938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7436																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	776,800			776,800		240102
							GIS Ref
							GIS Ref
							Insp Date
							06/08/18

PREVIOUS ASSESSMENT								Parcel ID	013.A-0008-0024.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	765,400	0	.	.	765,400	765,400	Year End Roll	12/18/2019
2019	102	FV	544,100	0	.	.	544,100	544,100	Year End Roll	1/3/2019
2018	102	FV	480,900	0	.	.	480,900	480,900	Year End Roll	12/20/2017
2017	102	FV	438,100	0	.	.	438,100	438,100	Year End Roll	1/3/2017
2016	102	FV	438,100	0	.	.	438,100	438,100	Year End	1/4/2016
2015	102	FV	404,700	0	.	.	404,700	404,700	Year End Roll	12/11/2014
2014	102	FV	386,100	0	.	.	386,100	386,100	Year End Roll	12/16/2013
2013	102	FV	385,500	0	.	.	385,500	385,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCNIEFF SEAN P &	149-149	2	6/15/2018		848,500	No	No		
ANDERSEN LAUREN	120-120		5/4/2012		410,000	No	No		
LOCKE ELIZABETH	U74-108		2/28/2002		319,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/24/2018	697	Redo Bat	14,000	C					6/8/2018	Measured	DGM	D Mann					
10/27/2014	1428	Window/S	1,800					Replace 3 windows.	8/2/2005	Info Fm Prmt	BR	B Rossignol					
7/5/2012	851	Manual	12,000					INSTALL A/C SYSTEM									
11/14/2003	983	Redo Kit	12,000			G6	GR FY06										
9/12/2003	764	Demoliti	250					DEMO KIT									

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good											Undisplayed Areas: GLA: 1938		
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 5 - Asbestos				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir: N - NONE																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1930	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl:	Rating:			Other										
Jurisdct: G14		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Lower										
Avg Ht/FL: STD				Location:				Totals	RMs: 11	BRs: 6	Baths: 2	HB						
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall:		%		Floor:														
Partition: T - Typical				% Own:	58.000000000													
Prim Floors: 4 - Carpet				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 2																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC: 100																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 013.A-0008-0024.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
More: N	Total Yard Items:	Total Special Features:								Total:								